

# **ARTICLE IX. OFF-STREET PARKING AND LOADING**

## **Sec. 44-291. Intent.**

It is the intent of this article to encourage the appropriate location of off-street parking and off-street loading to:

- (1) Provide the needed levels of service to the citizens of and visitors of the county and its environs;
- (2) Avoid undue congestion on the streets;
- (3) Protect the capacity of the street system to move traffic;
- (4) Avoid unnecessary conflicts between vehicles and pedestrians;
- (5) Preserve and enhance the designated pedestrian activity areas within the county; and
- (6) Facilitate access from streets to off-street parking lots and structures and off-street loading spaces.

(Code 1995, § 515.135)

## **Sec. 44-292. Off-street parking required.**

In all zoning districts, in connection with every industrial, commercial, institutional, residential or any other use, at the time any new structure is erected or any use of a structure or land is enlarged or increased in density or intensity, off-street parking shall be provided for automobiles in accordance with requirements contained in this article. Conformance with the new parking requirements in this article shall be for the new use or the enlarged portion of the use or structure, only, and not the existing use or structure, except when a legal structure is destroyed.

(Code 1995, § 515.136)

## **Sec. 44-293. Compliance.**

The requirements for off-street parking space and off-street loading space applicable to newly erected or altered structures and uses shall be a continuing obligation of the owner of the real estate upon which any such structure is located, so long as the structure or use is in existence and its use requiring parking or loading or both continues. It shall be unlawful for an owner of any structure affected by this chapter to discontinue, change or dispense with or cause the discontinuance or change of the required vehicle parking or loading space apart from the discontinuance of such structure, without establishing alternative parking and loading space which meets the requirements of and is in compliance with this chapter.

(Code 1995, § 515.137)

## **Sec. 44-294. Methods of providing required parking.**

- (a) All required parking shall be located on the same zoning lot as the principal use it serves, except as provided in subsection (b) of this section.
- (b) In lieu of actual construction of required on-site parking spaces, all or any portion of the off-street parking required in this article may be provided as follows: Required parking for a use on a zoning lot may be located on another zoning lot, either by itself or combined with parking for other uses, subject to certification by the zoning

administrator that the following requirements have been met:

- (1) The use being served by the off-site parking shall be a permitted principal use in the zoning district within which the zoning lot containing such parking is located.
- (2) The off-site parking spaces shall be located within 350 feet walking distance of a public entrance to the structure or land area containing the use for which such spaces are required. A safe, direct, attractive, and convenient pedestrian route shall exist or be provided between the off-site parking and the use being served.
- (3) The continued availability of off-site parking spaces, necessary to meet the requirements of this article, shall be ensured by an appropriate reciprocal easement, satisfactory to the county attorney and recorded with the register of deeds.
- (4) For purposes of determining applicable minimum and maximum intensities, the land area devoted to off-site parking shall be added to the land area of the zoning lot containing the use being served by such parking and shall be subtracted from the area of the zoning lot containing the off-site parking.
- (5) The provision of off-site required, off-street parking shall not apply to residential districts.
- (6) Off-site required, off-street parking shall not be separated from the use it serves by arterial or collector streets, as shown on the thoroughfare plan, or other similar physical barriers to convenient access between the parking and the use.

(Code 1995, § 515.138)

**Sec. 44-295. Joint-use facilities and shared parking.**

- (a) Nothing in this chapter shall be construed to prevent the joint use of off-street parking or off-street loading space for two or more structures or uses if the total of such spaces, when used together, will not be less than the sum of the requirements of the various individual uses computed separately in accordance with the requirements of this chapter.
- (b) An agreement for such joint use, in the form of a reciprocal easement acceptable to the county attorney, shall be filed with the zoning administrator and recorded with the register of deeds.
- (c) No part of an off-street parking area or off-street loading area required for any structure or use for the purpose of complying with this chapter shall be included as a part of an off-street parking area or off-street loading area similarly required for another structure or use unless the zoning administrator determines that the periods of peak demands for off-street parking for such structures or uses will not be simultaneous with or overlap each other.
- (d) The zoning compliance permit covering such approval shall include the requirements that the permit is valid only so long as the conditions described in the application for the permit exist.

(Code 1995, § 515.139)

**Sec. 44-296. Required parking spaces.**

- (a) *Required off-street parking spaces.* For the purposes of this chapter, off-street parking spaces are required as follows:
- (1) The number of required off-street parking spaces shall be as set forth in the following table 4:

<b>TABLE 4. REQUIRED PARKING SPACES</b>	
<b>Uses</b>	<b>Spaces per Unit of Measure</b>
<b>Agriculture and related uses:</b>	
Roadside stand, commercial, per 1,000 sq. ft. GFA*	3.0
Stable, public, per five stalls	1.0
<b>Cultural facilities:</b>	
Art galleries, per 1,000 sq. ft. GFA	1.2
Museums, per 1,000 sq. ft. GFA	1.2
Libraries, per 1,000 square feet. GFA	1.2
<b>Communication facilities:</b>	
Radio and television studio, per 1,000 sq. ft. GFA	1.0
Radio and television transmitting and receiving facility, per employee	1.0
<b>Community recreational uses:</b>	
For each three persons able to use the facility at its maximum capacity	1.0
Plus, waiting spaces	10.0

**TABLE 4. REQUIRED PARKING SPACES**

<b>Uses</b>	<b>Spaces per Unit of Measure</b>
Plus, for each two employees	1.0
Manufacturing, processing and assembly, per employee of largest shift	0.6
Membership organizations, per 1,000 sq. ft. GFA	3.3
<b>Open uses of land, heavy:</b>	
Junkyards, per employee	0.5
Plus, per 5,000 sq. ft. of lot area	1.0
Landfills, per employee of largest shift	1.0
Place of assembly, per seat	0.3
<b>Public facilities:</b>	
Public service facilities, per employee	1.0
Public use facilities, per 1,000 sq. ft. GFA	3.3
Correctional facilities, per employee	1.0
Plus, per 25 inmates	1.0
<b>Residential support uses:</b>	
Child and adult care center, per employee	1.0
Plus, per facility vehicle	1.0

**TABLE 4. REQUIRED PARKING SPACES**

<b>Uses</b>	<b>Spaces per Unit of Measure</b>
Plus, per 15 children	1.0
Church/synagogue, per seat	0.3
<b>Residential uses:</b>	
Campground, per site	1.0
Plus ten additional	
Congregate living facility, per employee of largest shift	1.0
Plus, per facility vehicle	1.0
Plus, per resident	0.2
<b>Dwelling units:</b>	
Multiple-family:	
Efficiency, per dwelling unit	1.25
One bedroom, per dwelling unit	1.50
Two or more bedrooms, per dwelling unit	2.0
<b>Single-family:</b>	
Conventional, per dwelling unit	2.0
Manufactured home, per dwelling unit	2.0

**TABLE 4. REQUIRED PARKING SPACES**

<b>Uses</b>	<b>Spaces per Unit of Measure</b>
<b>Two-family, per dwelling unit</b>	2.0
Fraternities and sororities, per 1,000 sq. ft. GFA	3.3
Life care treatment facility, per employee of largest shift	1.0
Plus, per facility vehicle	1.0
Plus, per resident	0.33
Professional residential facility, per employee of largest shift	1.0
Plus, per facility vehicle	1.0
Plus, per resident	0.2
<b>Retail sales:</b>	
Convenience goods, per 1,000 sq. ft. GFA	4.0
Eating establishment, per 1,000 sq. ft. GFA	10.0
Shopper goods, per 1,000 sq. ft. GFA	4.0
Drinking establishment, per 1,000 sq. ft. GFA	10.0
Furniture and home furnishings stores, per 1,000 sq. ft. GFA	1.0
Supermarket, per 1,000 sq. ft. GFA	5.0
Gas station, per four pumps	1.0

**TABLE 4. REQUIRED PARKING SPACES**

<b>Uses</b>	<b>Spaces per Unit of Measure</b>
Manufactured home and recreational vehicle sales, per 1,000 sq. ft. GFA	2.0
Motor vehicle sales, per 1,000 sq. ft. GFA	2.0
Service stations, per four pumps	1.0
Plus, per repair bay	3.0
Specialty retail, per 1,000 sq. ft. GFA	5.0
All other retail, per 1,000 sq. ft. GFA	4.0
<b>Schools:</b>	
College/university, per student	0.5
Elementary, junior high:	
Per classroom	1.6
Per staff member	1.0
Senior high and technical school, per student	0.33
Plus, per staff member	1.0
Per classroom	1.6
<b>Services:</b>	
Airport, by individual review	

**TABLE 4. REQUIRED PARKING SPACES**

<b>Uses</b>	<b>Spaces per Unit of Measure</b>
Airport support uses, by individual review	
Animal hospital/veterinary clinic, per 1,000 sq. ft. GFA	5.0
<b>Banking:</b>	
Automatic teller, per machine	2.0
Bank, per 1,000 sq. ft. GFA	4.0
Plus 100 ft. of queuing area per drive-in window	
Business and professional services and personal services office, per 1,000 sq. ft. GFA	3.5
<b>Health services:</b>	
Health practitioner's office, per 1,000 sq. ft. GFA	5.0
Hospitals, per bed	2.0
Medical and dental laboratories, per 1,000 sq. ft. GFA	4.0
Nursing, convalescent and extended care facilities, per bed	3.5
Rehabilitation center, per 1,000 sq. ft. GFA	4.0
Sanitarium/mental institution, per 1,000 sq. ft. GFA	2.0
<b>Lodging places:</b>	
Boardinghouses and roominghouses or bed and breakfast, per bedroom	1.0



**TABLE 4. REQUIRED PARKING SPACES**

<b>Uses</b>	<b>Spaces per Unit of Measure</b>
Hotel/motel, per lodging unit	1.0
Conference/retreat center, for every five seats or for every five persons of maximum occupancy of building or assembly place, whichever is greater	1.0
<b>Repair services:</b>	
Motor vehicle repair, minor and major, per 1,000 sq. ft. GFA	4.0
<b>Transportation:</b>	
Bus terminal, per 1,000 sq. ft. waiting room	8.0
Railroad switching and classification yard, per employee	1.0
Taxistand, per employee	1.0
Train terminal, per 1,000 sq. ft. of waiting area	8.0
Truck terminal, per employee	1.0
<b>Warehousing:</b>	
Warehouse, per employee of largest shift	0.6
Warehouse, mini, per ten storage units	1.0
Plus, per employee	1.0
<b>Miscellaneous:</b>	
Adult uses, per 500 sq. ft.	3.0

**TABLE 4. REQUIRED PARKING SPACES**

<b>Uses</b>	<b>Spaces per Unit of Measure</b>
Amusement park, by individual review	
Circuses, carnivals and fairs, by individual review	
Crematorium, per seat of chapel capacity	0.25
Plus, per employee	0.33
Dry cleaning plant, per employee on largest shift	1.0
Plus, per facility vehicle	1.0
Dry and wet storage, per storage bay	0.75
Flea markets, indoor, per 1,000 sq. ft. GFA	7.0
Flea markets, outdoor, per vendor	2.0
Lumberyard, per 1,000 sq. ft. GFA	2.0
Marina, per 1,000 sq. ft. GFA	4.0
Publishing and printing, per 1,000 sq. ft. GFA	1.0
Rental and leasing of light equipment, per 1,000 sq. ft. GFA	3.0
Rental and leasing of domestic vehicles, per 1,000 sq. ft. GFA	3.0
Rental and leasing of commercial vehicles and heavy equipment, per 1,000 sq. ft. GFA	3.0
Research activities, per employee	1.4

TABLE 4. REQUIRED PARKING SPACES	
Uses	Spaces per Unit of Measure
Slaughterhouse, per 1,000 sq. ft. GFA	1.0
Stadium, per seat	0.3
Wholesale distribution, per employee of largest shift	0.6

\* GFA = Gross floor area

- (2) Calculation of certain parking requirements. Where parking requirements relate to number of seats, and seating is in the form of undivided pews, benches and the like, 20 lineal inches shall be construed to be equal to one seat. Where parking requirements relate to movable seating in auditoriums and other assembly rooms, ten square feet of net floor area shall be construed to be equal to one seat, except where otherwise specified. Net floor area shall be the actual area occupied by seating and related aisles and shall not include accessory unoccupied areas or the thickness of walls.

(b) *Determination for unlisted uses.* The determination for unlisted uses shall be made as follows:

- (1) The zoning administrator shall make a determination, for uses not listed in table 4, of the required off-street parking spaces.
- (2) In making a determination, the zoning administrator shall be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the proposed uses and studies of the parking requirements of such uses in other jurisdictions.

(Code 1995, § 515.140)

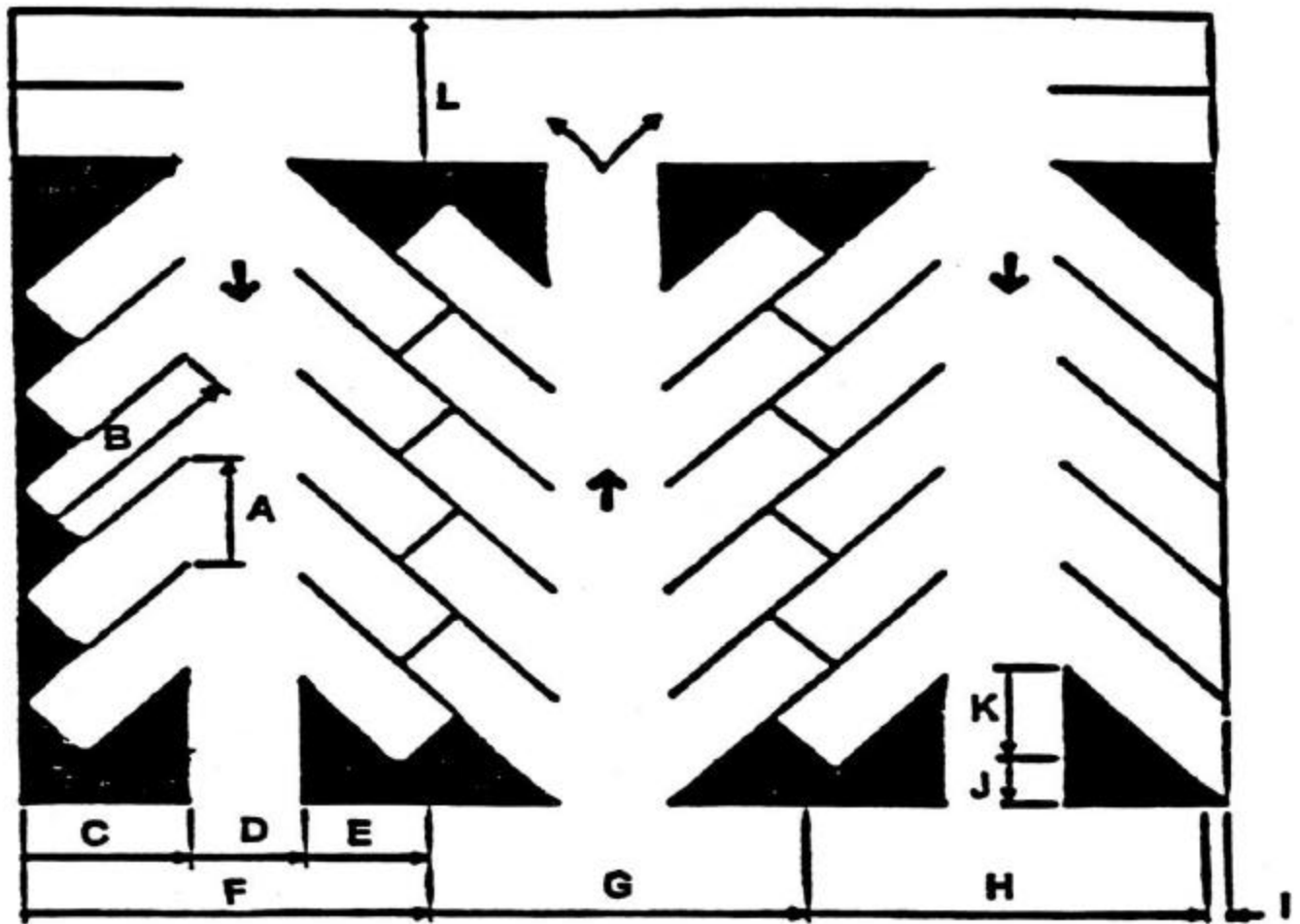
#### **Sec. 44-297. Parking standards.**

- (a) *Regular car parking.* The minimum dimensions for required off-street spaces at various angles shall be shown in the following table 5 and illustrated by diagram 7:

**TABLE 5**

<b>Dimension</b>	<b>Diagram 7</b>	<b>0°</b>	<b>45°</b>	<b>60°</b>	<b>75°</b>	<b>90°</b>
Stall width, parallel to aisle	A	9.0	12.7	10.4	9.3	9.0
Stall length of line	B	24.0	24.5	21.4	19.5	18.0
Stall depth to wall	C	9.0	17.0	18.5	19.0	18.0
Aisle width between stall lines	D	12.0	12.0	16.0	22.0	24.0
Stall depth, interlock	E	9.0	14.8	17.0	18.3	18.0
Module, wall to interlock	F	30.0	43.8	51.5	59.3	60.0
Module, interlocking	G	30.0	41.6	50.0	58.6	60.0
Module, interlock to curb face	H	30.0	41.8	49.4	56.9	58.0
Bumper overhang (typical)	I	0.0	1.5	1.8	2.0	2.0
Offset	J	--	6.3	2.7	0.5	0.0
Setback	K	24.0	11.0	8.3	5.0	0.0
Cross aisle, one-way	L	18.0	18.0	18.0	18.0	18.0
Cross aisle, two-way	--	24.0	24.0	24.0	24.0	24.0

DIAGRAM 7



- (b) *Compact car parking.* Parking for compact cars may be provided for up to 30 percent of the required parking.
- (1) Compact car parking may be provided for only nonresidential land uses.
  - (2) Compact car parking may only be provided for parking areas that have ten or more spaces.
  - (3) For 90-degree compact parking, the minimum stall width shall be eight feet, and the minimum stall length shall be 16 feet. There need be no provision for bumper overhang for compact parking.
  - (4) Compact parking spaces must be designated as being for the exclusive use of compact cars through the use of signs or pavement marking.
  - (5) The overall design must be reviewed and approved by the zoning administrator.
  - (6) The parking layout dimensions (in feet) for eight-foot compact parking stalls at various angles are shown in the following table 6 and illustrated by diagram 7 in subsection (a) of this section:

TABLE 6						
Dimension	Diagram 7	0°	45°	60°	75°	90°
Stall width, parallel to aisle	A	8.0	11.3	9.2	8.3	8.0
Stall length of line	B	22.0	24.0	20.5	18.2	16.0
Stall depth to wall	C	8.0	17.0	17.8	17.6	16.0
Aisle width between stall lines	D	12.0	12.0	16.0	22.0	24.0
Stall depth, interlock	E	8.0	14.2	14.3	13.7	16.0
Module, wall to interlock	F	28.0	43.2	48.1	53.3	56.0
Module, interlocking	G	28.0	43.2	48.1	53.3	56.0
Module, interlock to curb face	H	28.0	43.2	48.1	53.3	56.0
Bumper overhang (typical)	I	0.0	0.0	0.0	0.0	0.0
Offset	J	0.0	5.7	2.3	0.0	0.0
Setback	K	22.0	11.3	8.0	4.1	0.0
Cross aisle, one way	L	18.0	18.0	18.0	18.0	18.0
Cross aisle, two way	--	24.0	24.0	24.0	24.0	24.0

- (c) *Parking for persons with disabilities.* Parking for persons with disabilities shall be provided as follows:

- (1) Parking for the disabled shall be provided in the following quantities:

<b>If number of parking spaces are:</b>	<b>Then required number of handicapped spaces will be:</b>
<b>1--25</b>	<b>1</b>
<b>26--50</b>	<b>2</b>
<b>51--75</b>	<b>3</b>
<b>76--100</b>	<b>4</b>
<b>101--150</b>	<b>5</b>
<b>151--200</b>	<b>6</b>
<b>201--300</b>	<b>7</b>
<b>301--400</b>	<b>8</b>
<b>401--500</b>	<b>9</b>
<b>501--1,000</b>	<b>2 percent of total</b>
<b>1,001 and over</b>	<b>20 plus 1 for each 100 over 1,000</b>

- (2) Such parking spaces for the disabled shall be designed and located as follows:

- a. All spaces shall be accessible to a curb ramp or curb cut, when necessary to allow access to the building, structure, or use served, and shall be so located that users are not compelled to wheel behind parked vehicles.
- b. Diagonal or perpendicular parking spaces shall be a minimum of 12 feet six inches wide.
- c. Parallel parking spaces shall be located either at the beginning or end of a block or adjacent to an alley entrance. Curbs adjacent to such spaces shall be of a height which will not interfere with the opening and closing of motor vehicle doors.
- d. Each such parking space shall be prominently outlined with paint and posted with a nonmovable fixed sign of a color and design approved by the state department of transportation.

- (d) *Off-street parking design standards.* Off-street parking design standards shall be as follows:

- (1) Except for single- and two-family dwellings, every off-street parking area shall

be surfaced with asphaltic or concrete pavement or an alternative approved by the zoning administrator to provide a durable and dustless surface. In making a determination as to the suitability of a proposed alternative, the zoning administrator shall find such improvement provides:

- a. A safe and permanent surface, suitable for the quantity and quality of traffic expected to use it.
  - b. A surface which will accept permanent delineation of parking spaces, aisles, accessways, and maneuvering areas.
  - c. A surface that will not contribute to subsidence, erosion, or sedimentation, either on site or off site.
- (2) All off-street parking lots shall be graded and drained to dispose of all surface water accumulated within the area.
  - (3) Lighting, if provided, shall be directed away from public streets and residential areas and shall not be a hazard or distraction to motorists traveling on a street.
  - (4) Sales, dead storage, repair, dismantling and service of motor vehicles shall not be permitted on off-street parking spaces.
  - (5) All off-street parking spaces, including all areas for maneuvering, shall be located solely on private property and shall not use public property or public rights-of-way.
  - (6) All off-street parking areas shall be designed to provide safe and convenient circulation, in accordance with commonly accepted traffic engineering practices and subject to the review and approval of the zoning administrator in accordance with the practices.

(Code 1995, § 515.141)

#### **Sec. 44-298. Landscaping standards.**

- (a) It is the intent of this section to protect and promote the public health, safety, and general welfare by requiring the landscaping of parking areas which will serve to:
  - (1) Reduce radiant heat from surfaces;
  - (2) Reduce wind and air turbulence;
  - (3) Reduce noise;
  - (4) Reduce the glare of automobile lights;
  - (5) Reduce stormwater drainage problems; and
  - (6) Protect and preserve the appearance, character, and value of adjacent properties.
- (b) Except for one- or two-family dwellings, all parking facilities, unless located entirely underground, shall meet the following minimum landscaping requirements:
  - (1) Driveways into parking facilities shall be bordered by a buffer strip a minimum of eight feet in width, which shall be landscaped using shrubbery or low-growing evergreens planted in a minimum of a single row spaced five feet apart with the remaining in ground cover of seeded grass, sod, or rock, brick, or wood mulch or any combination.



- (2) Ground-level parking facilities and the ground level of parking structures shall be landscaped by a buffer strip a minimum of eight feet in width exclusive of abutting right-of-way. The buffer shall consist of shrubbery of low-growing evergreen planted in a minimum of a single row spaced five feet apart with the remaining width in a ground cover of seeded grass, sod, or rock, brick or wood mulch or any combination. Where the parking facilities abut the required screening buffer, the buffer strip shall be deleted.
  - (3) Parking facilities, unless located on or within a structure, shall be encouraged to be separated from the exterior wall of a structure, exclusive of paved pedestrian entranceways or loading areas, by a buffer strip at least five feet in width which shall be landscaped.
  - (c) In providing the vegetation required in subsection (b) of this section, the retention of existing significant vegetation shall be encouraged.
  - (d) Maintenance of landscaping. All landscaping and screening which provides buffering and screening shall be maintained to continue their effectiveness.
- (Code 1995, § 515.142)

**Sec. 44-299. Required loading space.**

- (a) Every use requiring the receipt or distribution, by vehicles, of materials and merchandise shall have one or more loading berths or other space for standing, loading and unloading on the same or adjoining premises. Loading space shall be sufficient to allow normal loading and unloading operations of a kind and magnitude appropriate to the property served. Required loading space shall be available for the loading and unloading of vehicles and shall not be used for the storage of vehicles or materials or to meet off-street parking requirements or conducting the use.
- (b) The requirements in the following table 7 shall apply to new structures or additions to structures and shall not be considered to make any existing structure nonconforming for lack of such off-street loading:

<b>TABLE 7</b>	
<b>Land Use Classification</b>	<b>Space Requirements</b>
<b>Office and hotel uses larger than 5,000 square feet</b>	<b>1 loading berth for every 10,000 sq. ft. of floor area, up to a maximum of 5 berths</b>
<b>Industrial and commercial uses:</b>	
<b>Under 8,000 sq. ft.</b>	<b>1</b>
<b>8,000--25,000 sq. ft.</b>	<b>2</b>
<b>25,000--50,000 sq. ft.</b>	<b>3</b>
<b>50,000--100,000 sq. ft.</b>	<b>4</b>
<b>100,000 sq. ft. and over</b>	<b>5</b>

(Code 1995, § 515.143)

**Sec. 44-300. Loading space standards.**

All off-street loading spaces shall meet the following standards:

- (1) Off-street loading spaces shall be located and arranged so that a semitrailer truck (wheel base 50 class) or a local delivery vehicle, as appropriate, shall be able to gain access to and use such spaces.
- (2) Loading space shall observe the minimum street and interior setbacks established for structures.
- (3) All loading space and maneuvering space shall be surfaced with an all-weather material which shall be maintained in a safe, sanitary, and neat condition.
- (4) No loading space shall be located so that a vehicle using such space intrudes on or hinders the use of the public right-of-way or adjacent properties.
- (5) Each required off-street loading space shall have a minimum width of 12 feet and a minimum vertical clearance of 16 feet above the finished grade of the space. The length shall be a minimum of 30 feet for local delivery and 60 feet for semitrailers. A maximum of two-thirds of the required loading spaces can be used for local delivery vehicles.

(Code 1995, § 515.144)

Secs. 44-301--44-325. Reserved.